

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Change of land use from Industrial use & Residential use to Commercial use in R.S.Nos.629/1, 630/1, 631/A, 631/1A2 to an extent of Ac.4.74 cents of Mandapeta Municipality as applied by Sri B. Srinivasa Rao – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 307

Dated: 10-09-2018.
Read the following:

1. From the DTCP, AP, Hyderabad, Lr.Roc.No.758/2014/R1, dated:04.02.2015.
2. Government Memo No.2339/H1/2015, MA&UD (H1) Department, dated:18.02.2015.
3. From the Director of Industries, AP, Hyderabad, Lr.No.29/1/2015/ 3161, dated:06.07.2015.
4. Govt. Memo No.2339/H1/2015, dt:15.12.2015.
5. From the DTCP, AP, Guntur, Lr.Roc.No.758/2014/R1, dt:09.03.2017.
6. Govt. Memo No.2339/H1/2015, dt:24.03.2017.
7. From the DTCP, AP, Guntur, Lr.Roc.No.758/2014/R1, dt:04.05.2017.
8. Govt. Memo No.2339/H1/2015, dt:22.06.2017.
9. A.P. Extraordinary Gazette No.245, Part-I, dt.27.06.2017.
10. From the DT&CP., Lr.Roc.No.758/2014/R1, dt.27.12.2017
11. Govt. Memo No.2339/H1/2015, dt:12.01.2018.
12. From the DT&CP., Lr.Roc.No.758/2014/R1, dt.02.08.2018.

ORDER:-

The Draft variation to the land envisaged in Mandapeta General Town Planning Scheme, issued in reference 8th read above was published in Extraordinary Andhra Pradesh Gazette No.245, Part-I, dt.27.06.2017 in reference 9th read above. The Director of Town & Country Planning, AP, Guntur in the reference 5th read above has submitted that, the Commissioner, Mandapeta Municipality has informed that the applicant has paid total an amount of Rs.88,863/- vide Challan No.6871, dated:10.03.2016, towards Development/ Conversion Charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 10th read above, has submitted that, the Commissioner, Mandapeta Municipality has informed that, they have published the draft variation appendix notification pertaining to change of land use in the Hindu(English version) and in Andhra Jyothi(Telugu version), respectively calling for objections/ suggestions from the general public. On publication of notification, an objection has been received from Sri G. Satyanarayana stating that the Sy.Nos.631A, 631/1A2 are not in revenue records and not to consider the land conversion proposal. In the reference 10th and 12th read above, the Director of Town & Country Planning, AP, Guntur has clarified that the revenue survey No.631/1A is subdivided into revenue survey No.631/1A1, 631/1A2 & 631/1A3. Consequently, the applicant submitted revised proposals for change of land use wherein he has shown revenue survey Nos.631/1A1, 631/1A2. Further, the survey No. R.S.Nos.629/1, 630/1, 631/1A1, 631/1A2 with total extent of Ac.4.74 cents is tallied with the proposal, according to the orders passed by R.D.O., Ramachandrapuram.

3. Government after careful examination of the matter has found that there is no validity in objection raised on the proposed change of land use. Accordingly, draft variation issued in the reference 8th read above is hereby confirmed.

(P.T.O.)

4. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 11.09.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP,
Vijayawada.

The Director of Town and Country Planning, AP, Guntur.

The Commissioner, Mandapeta Municipality, East Godavari District.

Copy to:

The individual through the Commissioner, Mandapeta Municipality,
East Godavari District..

The District Collector, East Godavari District.

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// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Mandapeta General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.481, MA., dated:19.09.2000 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.Nos.629/1, 630/1, 631/1A1, 631/1A2 to an extent of Ac.4.74 cents of Mandapeta Municipality. The boundaries of which are shown in the schedule hereunder and which is earmarked for Industrial use & Residential use in the General Town Planning Scheme (Master plan) of Mandapeta sanctioned in G.O.Ms.No.481, MA., Dated:19.09.2000 is now designated for Commercial use by variation of change of land use based on the Council Resolution No.375, dated:14.06.2014 as marked "A to M," in the revised part proposed land use map G.T.P.No.9/2017/R available in the Municipal Office, Mandapeta town, **subject to the following conditions that;**

1. The applicant shall apply prior Technical clearance from the Competent Authority before commencement of any developmental activity at the site under reference.
2. The applicant shall provide 9 mts buffer towards Industrial Land use.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

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6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Site of Sri B. Subhash Babu and site of Sri V. Paparao Chowdary, V. Ganesh
East	:	Site of Sri V. Satyanarayana
South	:	Site of B. Anantha Lakshmi and site of Sri Rudra Prabhakara Chowdary
West	:	Existing 100'-0" wide Bye-pass road.

**R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER